

V. DIAGNOSED WITH AIDS AND OTHER DISEASE

A. HOUSING IN UTAH FOR THOSE LIVING WITH HIV/AIDS

Finding affordable housing is a major obstacle for a person with HIV/AIDS, given long waiting periods for subsidized housing, waiting periods that may extend beyond the person's life expectancy. Individuals with HIV may be able to function well with infection for 10 years or so. However, once an individual's immunological system becomes compromised to the point that they are diagnosed with AIDS, their ability to function independently declines. Because individuals with AIDS are so immuno-compromised, they are not suited for shelters, or even some congregate living arrangements. People with HIV need to be in safe and sanitary living conditions in order to prevent life-threatening (and expensive) infections. Group housing in shelters puts the person living with HIV/AIDS at risk for possible exposure to communicable diseases. The new resurgence of tuberculosis in homeless shelters makes it even more important to protect the person with HIV/AIDS.

The housing need for people with AIDS is affordable, appropriate and permanent housing which has the necessary supportive services offered as a part of the housing component. There is a need for flexibility in the rent structure to allow for the months when medication and/or illness would reduce income to nonexistent levels and a larger rent subsidy would need to be called into play. The housing itself needs to be conveniently close to shopping, medical resources and local transportation, as well as disabled accessible.

Currently the housing needs in the State are being addressed by: (1) the existence of two beds in the medical section of Traveler's Aid Society's Homeless Shelter where people with HIV/AIDS have priority, (2) one duplex owned and managed by a private individual, (3) one single family residence that currently houses an HIV positive mother and her children, (4) a few units in a multi-family project, (5) a four-plex renovated with Low Income Housing Tax Credits and HOME with Shelter Plus Care rental subsidies awarded the State and administered by the Housing Authority of Salt Lake City, (6) a four-plex in Ogden receiving Shelter Plus Care rental subsidies awarded the State and administered by Catholic Community Services, and (7) the 1994 HOPWA project awarded to the State, administered by Salt Lake City Capital Planning in partnership with CW Development and the Utah AIDS Foundation, which put four more units on line in December 1995 plus (8) a tenant based rental assistance program, in partnership with Salt Lake Community Action Program, which began in November 1998.

Under the auspices of the Department of Health, the state has formed the HIV/AIDS Housing Steering Committee. This committee, adopted by the Department of Community and Economic Development as a subcommittee of the Olene Walker Housing Trust Fund Board, is a statewide body of housing advocates, providers, and consumers who have adopted the following mission statement: "To facilitate the creation and maintenance of affordable quality housing opportunities for people living with HIV/AIDS." The Division of Community Development is represented on this committee and one of our staff is a member of its Executive Committee.

The committee has been meeting since January 1997 and has completed a statewide survey of needs and services culminating in an HIV/AIDS Housing Plan for the state. This community-based planning effort incorporated the input of interested community members including AIDS service providers, housing providers, housing developers, members of local government agencies, people living with HIV/AIDS, and members of the general public. Public meetings, key informant interviews, consumer surveys, consumer focus groups, and a review of several consolidated plans, annual reports, and other resource documents were used to develop the plan.

The HIV/AIDS Housing Steering Committee has been invited to partner and is partnering with the Division of Community Development and the Olene Walker Housing Trust Fund Board and will play a key role to help set priorities and make funding recommendations for the state's HOPWA Program. Approximately \$400,000 in HOPWA formula funds will be awarded the state in FY 1999.

The Division of Community Development is always looking for new ways to fill this profound need for specialized housing. We will continue to be an active player in the community to plan for and develop resources and to pursue any and all funding opportunities aimed at achieving affordable housing for people with HIV/AIDS.

B. TUBERCULOSIS - NEEDS

Salt Lake City is listed as a 1991 outbreak area for tuberculosis by the Center for Disease Control (CDC) in Atlanta. Though the number of cases is small, one case is too many. Housing for this group is urgently needed. It is estimated that 2-4 units of housing are needed immediately and 10-20 units over the next five years. When infectious, they cannot be housed with others, but need isolation with meals provided.

C. TUBERCULOSIS AND AIDS INTERCONNECTION

Before the advent of HIV, 90-95% of those infected became reservoirs for TB and we had a lifetime to treat or offer preventive treatment to these individuals. With the advent of HIV, an infected HIV person has a 10% chance of spreading TB to others within months and by the end of 10 years will have developed the active disease. Utah does not receive a CDC grant for TB, and therefore, will have to look to the state and counties for funding for this problem.

D. NATIVE AMERICANS

This group tends to be one of the most overlooked groups when housing is being planned in the state. The majority of Native Americans in Utah live on reservations, which have their own funding sources and planning commissions. The remainder are ignored by the local governments with a few minor exceptions.

The Uintah Basion AOG states: "Income appears to be the major impediment for home purchasing by the region's most prevalent non-white population, as well as by the disabled, single individuals of either gender, and especially by single mothers. Cultural elements often delineated by race also play a role. The location of appropriate and adequate housing units in areas that are "culturally acceptable" appears to be a problem in many areas within the region. Lending practices for prospective buyers within the boundaries of the Uintah Ouray Reservation have long been influenced to some degree by the unresolved nature of jurisdictional issues, resulting sometimes in "red lining" and other related practices. The population on the Reservation is approximately 33% of Indian descent, with another 10% being of non-white descent... As an ethnic culture, members of the Ute Indian Tribe have other problems which relate to their acceptance within the community such as high unemployment rates (which automatically places them in a low income category) and culturally related behavior which is often misunderstood (and usually not accepted) by non-Indians living within the region." And Uintah County states "To create reasonable, workable plans, the County must have a more amenable relationship with the Ute Tribe. The Utes are a major land owner in the County as well as having yet undetermined jurisdictional powers over much of Uintah County. As Master Plan needs to be produced in conjunction with the Tribe."

The Five County AOG recognizes the Utah Paiute Tribal Housing Authority in Cedar City and goes on to state "There were 75 households (outside reservations) that are rental subsidized through the Paiute Housing Authority in Washington and Iron counties as of the spring of 1994 (including mixed ethnic populations). There were 34 mortgage subsidized homes throughout the Paiute Housing Authority region (Paiute Indian families only). Mortgaged units outside Reservations include 9 Mutual Help (homebuyers) in Enoch and 1 in St George. Rental units outside Reservations include 23 in Washington City and St. George, and 40 in Cedar City, Enoch and Hamilton Fort. Paiute Housing Authority had 86 total certificates and vouchers (both on and off the reservations) as of the spring of 1994. Families requesting subsidized housing wait an average of approximately a year and a half with the PHA. Currently there are over 300 applicant families on the waiting list in desperate need of housing. There are many who have become discouraged after being on the list for years and have not renewed their applications. Because of the recent high growth in southern Utah area even fair market housing is at a premium. Many Native American households with Section 8 Certificates are not able to find housing that is within the HUD Fair Market Rents. In southwestern Utah there is a desperate need for new homes to accommodate a very long waiting list of Native American families. Because of the high unemployment and other social problems, subsidized housing is a must of the Native Americans in this region. The Utah Paiute Tribal Housing Authority believes that there is no group of people with a greater need for housing in Southern Utah than the Native Americans."